

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		THORNDIKE ST, ARLINGTON

## OWNERSHIP

Owner 1:	CHOW LING W		
Owner 2:			
Owner 3:			
Street 1:	132 THORNDIKE STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 1230 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432.000	Spl Credit	Total:	432.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

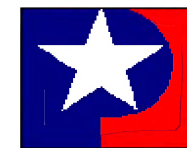
Total Card /

**Total Parcel**

657,400

**657,400**

**657,400**



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	1562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	222,500	2,900	432,000	657,400
Total Card	0.092	222,500	2,900	432,000	657,400
Total Parcel	0.092	222,500	2,900	432,000	657,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			534.47	/Parcel: 534.47

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	222,500	2900	4,000.	432,000	657,400		Year end	12/23/2021
2021	101	FV	216,300	2900	4,000.	432,000	651,200		Year End Roll	12/10/2020
2020	101	FV	216,300	2900	4,000.	432,000	651,200	651,200	Year End Roll	12/18/2019
2019	101	FV	188,200	2900	4,000.	459,000	650,100	650,100	Year End Roll	1/3/2019
2018	101	FV	188,200	2900	4,000.	334,800	525,900	525,900	Year End Roll	12/20/2017
2017	101	FV	188,200	2900	4,000.	291,600	482,700	482,700	Year End Roll	1/3/2017
2016	101	FV	188,200	2900	4,000.	248,400	439,500	439,500	Year End	1/4/2016
2015	101	FV	178,000	2900	4,000.	243,000	423,900	423,900	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
3/29/2000	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
8/23/1993		PC	PHIL C

**Sign:** \_\_\_\_\_

**VERIFICATION OF VISIT NOT DATA**

\_/\_/\_/\_

Sign:

VERIFICATION OF VISIT NOT DATA

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## EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	RED	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1912	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

## BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

## CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

## DEPRECIATION

Phys Cond:	FA	- Fair-Avg	35.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			35.6%

## CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	180.428
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345535
Depreciation:	123011
Depreciated Total:	222525

## COMMENTS

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## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 3		Baths: 1				HB 1			

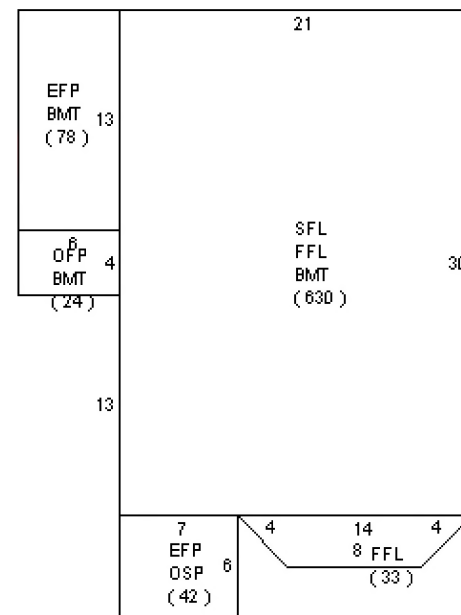
## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	732	54.130	39,622	
FFL	First Floor	663	180.430	119,623	
SFL	Second Floor	567	180.430	102,302	
EFP	Enclos Porch	120	49.410	5,930	
OSP	Screen Porch	42	47.920	2,012	
OPF	Open Porch	24	43.560	1,045	
Net Sketched Area:		2,148	Total:	270,534	
Size Ad	1230	Gross Area	2211	FinArea	1230

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X16	A	AV	1930	30.63	T	40	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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## IMAGE

AssessPro Patriot Properties, Inc

